WARRANTY DEED

FROM

H. E. Smith, Jr. et ux.

TO

Frederic E. Cowden et ux.

The Guaranty Title Co.

Titles Guaranteed

Abstracts of Titles

225 Third Ave., North
NASHVILLE, TENN.

STATE OF TENNESSEE
DAVIDSON COUNTY
Received this 11 day
of Jan. 1950
at 3:22 P.M.
and recorded in Book 3134 Page 71
Register
By Deputy Register

FORM 103 COLLIER & PARRISH CO., NASHVILLE

$-10658

WARRANTY DEED — J. R. WEST FORM — THE GUARANTY TITLE COMPANY

For and in Consideration of the sum of

Thirty-two Thousand Five Hundred ($32,500.00) and no/100 - - - - - - - - - - DOLLARS

paid and to be paid as follows: $17,200.00 cash in hand paid by Frederic E. Cowden and wife, Miriam M. Cowden, the receipt of which is hereby acknowledged; and the transfer of other property valued at $6500.00, accepted as cash, the receipt of which is hereby acknowledged; and for the remainder the said Frederic E. Cowden and wife, Miriam M. Cowden assume and agree to pay the balance of $8,800.00 of an original indebtedness of $16,000.00, secured by deed of trust executed by H. E. Smith, Jr. and wife, Waulean Hatcher Smith to Albert H. Thomas, Trustee, of record in book 1028, page 163, Register's Office for Davidson County, Tennessee.

We, H. E. Smith, Jr. and wife, Waulean Hatcher Smith

have bargained and sold, and by these presents do transfer and convey unto the said Frederic E. Cowden and wife, Miriam M. Cowden, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 7th, formerly the 10th, Civil District of said County, being the southerly part of lot No. 7 on the plan of Lera W. Goodall's Subdivision of lot No. 1 of the Ensworth property, as of record in book 421, page 84, Register's Office for said County, and a tract immediately east of same, described together according to a survey made by Z. J. Wilkinson, Surveyor, April 3, 1945, as follows:
Beginning at the northwest corner of Woodlawn and Ensworth Avenues; thence with the northerly margin of Woodlawn Avenue, north 86° 45' west 515 feet to a turn in said Avenue; thence with the northeasterly margin of Woodlawn Avenue, north 37° 30' west 200 feet to a stake in fence; thence north 70° 40' east 379.6 feet to a stake 18.2 feet north of house; thence south 77° 30' east 293.5 feet to a stake on the westerly margin of Ensworth Avenue; thence with said Avenue, south 2° west 250 feet to the beginning.
Being the same property conveyed to H. E. Smith, Jr. and wife, Waulean Hatcher Smith by deed from T. D. Webb and wife, of record in book 1286, page 474, said Register's Office.

This conveyance is made subject to restrictive covenant contained in book 1286, page 474, said Register's Office.

Taxes pro-rated as of February 1, 1950.